



Westfield–Washington Township Advisory Plan Commission Minutes of the September 3, 2019 APC Meeting

Presented for approval: September 16, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 3, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Ginny Kelleher and Andre Maue.

City Staff Present: Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Approve August 5, 2019 meeting minutes as written.

Motion: Woodard; Second: Schmitz. Motion passed. Vote: 7-0.

Motion: Approve August 19, 2019 meeting minutes as written.

Motion: Woodard; Second: Willis. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1908-PUD-22

Spring Mill Centre PUD

Northeast Corner of SR 32 and Spring Mill Road

Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Woodard recused himself.

Ernest overviewed this request for a change in zoning.

Russel Brown, attorney with Clark, Quinn, Moses, Scott & Grahn on behalf of the petitioner, summarized the changes made to this proposal including the removal of the high-density retail in Area 3. He said they held a neighborhood meeting and received no remonstrations.

Motion: Forward 1908-PUD-22 to City Council with a favorable recommendation.

Motion: Willis; Second: Willis. Motion passed. Vote: 6-0.

Woodard returned to the meeting at 7:08 p.m.

Willis recused himself at 7:08 p.m.

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1908-PUD-21

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32

Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change in zoning.

Mike Campbell on behalf of Arbor homes addressed the improvements made to the proposal in response to public comments in the areas of garage elevations; the incorporation of trails connections to existing trails and walkways; streetscapes; and street widths.

Smith asked the Campbell if Arbor had satisfied resident Burke's concerns made at a prior meeting. Campbell responded that Arbor Homes, which has 25 years of experiences and has produced 15, 000 homes may not be able to satisfy each expectations of each customer. He shared a positive testimonial from a current Arbor Homes' resident.

Hover stated that he felt the concept plan is different that proposed plan.

Campbell explained that the concept plan might be an older version He added that the petitioner is in discussion with the adjacent property owner about acquiring their property.

Smith asked Campbell about the agreement with the property owned by the utility company. Campbell responded that the petitioner would have commitments about this piece of property by their attendance at the City Council meeting.

Hoover said that the workforce housing is different than what was previously approved stating that this proposal offers single family homes.

Motion: Forward 1908-PUD-21 to City Council with a favorable recommendation.

Motion: Hoover; Schmitz: Horkay. Motion passed. Vote: 5-1. (Smith)

Willis returned to the meeting at 7:20 p.m.

PUBLIC HEARING ITEMS

1909-PUD-28

[PUBLIC HEARING]

Union Square at Grand Junction PUD

Southwest Corner of SR 32 and Union Street

Old Town Companies, LLC by Nelson & Frankenberger requests a change of zoning for approximately 4 acres +/- from the MF1: Multi-Family Low Density District and LB-H: Local Business / Historical District to the Union Square at Grand Junction PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for a change of zoning.

Justin Moffett with Old Town Properties summarized this proposed PUD. He stated that Old Town Properties spent the better part of a year meeting with the seven unique property owners that collectively make up this four-acre parcel. After these meeting successful agreements were reached with all property owners. He said Old Town Properties met with the Downtown Westfield Association and the Grand Junction Task Group to hear the expectations of each of these groups. He said that both groups expressed a preference for a mix of smaller structures and said this plan does not include five-story buildings. He said that the Grand Junction Plaza was the needed catalyst for a project such as this one. He said that Old Town Properties also hosted a neighborhood meeting where he heard the wish to create something that would be authentic to Westfield, which may represent a variety of designs to different people. He said many residents who like the concept would expressing concerns about the preservation of the historic downtown area. He displayed an overhead view of the proposed development and spoke about the opportunities as well as the challenges. He also spoke about different parking designs and the type of residential that would be above the ground-level commercial/retail. He displayed an artist's rendering of the proposed development which included the plaza details.

Public Hearing for 1909-PUD-28 opened at 7:58 p.m.

Tim Leonard, 740 Chatham Hills Boulevard; stated he is a commercial property owner downtown and supports the rezoning of the area. He said he wants to see this project move forward.

Marlene Pedigo, 17172 Tilbury, speaking as minister of Eagle Creek Church; said she has concerns about this proposed multi-family use in regard to its proximity to the school campuses. She said, the interest of the children, she would like to see family friendly businesses or low-density housing.

Marla Ailor, 1602 East 203rd Street; said her concerns include the nature of a public/private projects, storm water issues, and parking. She referenced a petition requesting to not rush this project.

Judi Stanley Shuck, 209 Westfield; expressed a concern about rushing this project through suggesting that the plan be studied more.

Linda Naas, 1122 East 161st Street; addressed debt per capita in Westfield. She said that she wanted to see more comments from the public meetings. She said suggested that the project be built with the current underlying zoning with a building limit of 35 feet in height.

Joe Plankis, 514 Stockbridge Drive; said that his is the right time for an appropriate project in regard to the Comprehensive Plan that outlines and supports the project as presented.

Ronald Moore, 15868 Viking Commander Way; said his decision to move to Westfield was based on the fact that there is a comprehensive plan in place to develop the City. He supports this request for a change of zoning to a single PUD that would create a vibrant downtown.

Mic Mead, Oak Road; reviewed the lengthy history of community planning that went into the Downtown plan. He said this project is in line with the plans formulated over the past many years. He said supports this request to rezone.

Public Hearing for 1906-PUD-28 closed at 7:58 p.m.

The petitioner responded than he wants this to be a community process and build on the years of community input and effort given to this area. He said he feels that they have received many positive responses and that he is personally supportive of the Quaker influence and history in Westfield. He said the Old Town Properties is engaged with the city on the economics of the project and this will be a process that is open to the public. He spoke about the storm water responsibilities that are those of the developer and of the City.

Willis said he was concerned about potential density in the area given that the final State Road 32 design is not yet finished. He said he is like historical period architecture and feels that this will be an important component of the project's design.

Schmitz asked the petitioner about the implications of the State Road 32 improvements affecting this project.

Moffett replied that given the proposed improvements to State Road 32 that plenty of right-of-way has been reserved in this proposal.

Hoover asked if the intent to would be to develop this area in a couple of stages beginning with the southern portion of real estate which would allow for the State Road 32 improvement activity.

Moffett replied yes, that the Jersey street side would be addressed first and blend with the plaza design. The multi-building process allows for mixed uses and will likely attract users that are not residential.

Hoover spoke to the importance of this project and its long history of study and community input. He said he feels that this project is what the Grand Junction Task Group envisions. He said he feels that the successful businesses that located in the downtown have done so based on the prospect of such redevelopment. He also said that it is important to retain this area as Westfield's downtown and for it to serve as the center of the community. He stated that he feels there is no better partner to work with on this project than Old Town Properties.

Woodard said he feels that this is a good project and asked about possible population numbers. He also said he liked the parking design options. He asked if there was a possibility of municipal uses within the development.

Moffett responded that, with the mixed uses, that there will be different sizes of residential units and that currently the older population is looking for this product and they like bigger units. He said those factors could result in lesser numbers of individuals, especially children. He said there are no current plans for municipal uses.

1908-PUD-23
[PUBLIC HEARING]

Alpha Tau PUD

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1907-ODP-11

1907-SPP-11

[PUBLIC HEARING]

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed these items and indicated no public comments were received by the Department.

Dave Coots representing Alpha Tau was present; however, did not make a presentation.
Joint Public Hearing for 1908-PUD-23/1907-ODP-11/1907-SPP-11 opened at 8:16 p.m.

Sharon Williams, 807 East State Road 32; stated she has concerns about the discharge and overflow of wastewater.

Joint Public Hearing for 1908-PUD-23/1907-ODP-11/1907-SPP-11 closed at 8:20 p.m.

No Commission comments.

1909-PUD-30
[PUBLIC HEARING]

Springmill Pointe PUD

Southwest Corner of State Road 32 and Austrian Pine Way

Westfield Investment Co. LP by Nelson & Frankenberger, LLC requests a change of zoning for approximately 8.55 acres +/- from the Maple Knoll PUD to the Springmill Pointe PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this proposed amendment. He stated that a neighborhood meeting was held and no members of the public attended. He added that the Department did not received any public comments.

Jon Dobosiewicz summarized this request for a change of zoning which would create zoning standards consistent with other PUDs in the vicinity.

Public Hearing for 1909-PUD-30 opened at 8:24 p.m.

No public comments.

Public Hearing for 1909-PUD-30 closed at 8:25 p.m.

No Commission comments.

1909-ODP-14
1909-SPP-14
[PUBLIC HEARING]

Meijer Westfield Subdivision

17145 Spring Mill Road

Meijer Stores LP by Woolpert, Inc. requests Overall Development Plan and Primary Plat review of 4 Lots on 33.35 acres +/- in the Maple Knoll PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ashley Mack with Meijer Stores, LP introduced herself and turned the presentation over to Meijer's representative.

Jon Sheidler, with Woolpert, Inc representing Meijer, summarized the proposal and addressed street access, trail corridors, and the four areas within the site. He indicated those areas would be designed to accommodate the Meijer Store, a Meijer gas

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station, and two outlots. He said they are finalizing easements and utilities with the Technical Advisory Committee and would be submitting development plans for both the store and the gas station.

Public Hearing for 1909-ODP-14 & 1909-SPP-14 opened at 8:28 p.m.

No public comments.

Public Hearing for 1909-ODP-14 & 1909-SPP-14 closed at 8:29 p.m.

Bob Smith asked staff and legal counsel for an explanation on how additional traffic created by Meijer would be handled.

Todd and Zaiger both addressed how this is managed through zoning and the City engineering department.

Sheidler added that Meijer is working with INDOT to meet the State's requirements.

1909-PUD-24

[PUBLIC HEARING]

181st Street PUD, Amendment V

Southwest Corner of East 181st Street and Sun Park Drive

CH Group, LLC by Church Church Hittle + Antrim requests an amendment to the 181st Street PUD District to permit limited outdoor storage, modify associated Development Standards, and add new Site Plans and Character Exhibits.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this requested amendment which would include a new site plan and also allow for outside storage. He said a neighborhood meeting was held and that one member of the public attended.

Eric Douthit, representing the petitioner, summarized this proposal for two amendments. The first amendment to allow limited outdoor storage to accommodate a new user on this parcel. Secondly, an amendment for a new site plan on the west lot, across from the YMCA to accommodate hotel and retail/office.

Public Hearing for 1909-PUD-24 opened at 8:38 p.m.

David Weiss, 832 East 181st Street; stated he was the resident who attended the neighborhood meeting. He said his property is just diagonally across from this site. He voiced concern about the lack of screening as it relates to the fence around the site and also that a restriction in the setback concerned him as he feels that such a setback would prohibit the need for widening the adjacent roads. He said that there should be foresight for any future widening, as it looks to present a problem as it is currently presented.

Linda Nass, 1122 East 161st Street; echoed Weiss's comments. She also asked about an area on the plan called "Event Lawn" and asked about its proposed use. She said that the setback doesn't look to allow for trails. She asked if the City could accommodate and fill another hotel.

Public Hearing for 1909-PUD-24 closed at 8:44 p.m.

Douthit responded that there is no specific user for the hotel and that the market would drive the hotel plan. He described the trails to the north and west and planned internal trails and open space, and added that there are no specific plans for the green space. He said the 20-foot setback would be after the dedication of right of way as required by the City. He stated that the screening is compliant with the requirements within the PUD.

Hoover asked if there would be screening for the new user's outdoor storage.

Douthit responded no, as there is a 12-foot height limit that would be less than the height of existing structures that would serve as screening.

Woodard asked if the outdoor storage would be limited to building supplies.

Douthit replied yes.

Smith asked that the type of allowable outdoor stored materials be listed in the PUD.

Douthit replied a list of materials could be added to the PUD.

Woodard asked about the Wheeler Road design and its right of way.

Todd responded that he believed Wheeler Road would be a boulevard at build out with adequate right of way reserved.

Woodard asked the petitioner if the screening was trees or chain link fence.

Douthit said the screening consists of trees in front of a fence. He said the screening is compliant.

Woodard asked petitioner to work with Weiss to mitigate issues related to the screening.

Douthit said he would meet with Weiss.

1909-ODP-16

1909-SPP-16

[PUBLIC HEARING]

Wheeler Landing, Section 2

Northwest Corner of Wheeler Road and SR 32

Wheeler Landing I LLC by Wheeler Farms, LLC requests Overall Development Plan and Primary Plat review of 7 Lots on 125.22 acres +/- in the Wheeler Landing PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request and stated that no public comments had been received by the Department.

Andy Taylor, with Kimley-Horn representing the petitioner summarized this request for the Overall Development Plan and Primary Plat review.

Public Hearing for 1909-ODP-16 & 1909-SPP-16 opened at 8:54 p.m.

Sharon Williams, 807 East State Road 32; said she doesn't have an opinion on the project itself, but asked the City to be sure to keep in mind the management of wastewater.

David Weiss, 832 East 181st Street; said he has no problem with the Wheeler Landing PUD. He said he was concerned about duplicate road and street names. He said that the process of road planning and naming didn't seem straightforward or include land owners.

Public Hearing for 1909-ODP-16 & 1909-SPP-16 closed at 9:03 p.m.

Eric Douthit, with Church Church Hittle and Antrim on behalf of the petitioner, stated that Weiss's representative, Steve Henke, attended meetings about the roads/streets. He detailed the naming of Grand Park Boulevard and John Dipple Way and said there would be no duplication of street names.

No Commission comments.

1909-PUD-27

[PUBLIC HEARING]

Wheeler Landing PUD Amendment

Northwest Corner of Wheeler Road and SR 32

Wheeler Landing I LLC requests an amendment to the State Highway 32 Overlay District Standards of the Wheeler Landing PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request. He stated that the Department did not receive any comments from the public.

Nick Churchill, on behalf of the petitioners, said he didn't have anything to add to Caleb's thorough presentation.

Public Hearing for 1909-PUD-27 opened at 9:08 p.m.

Sharon Williams, 807 East State Road 32; said she doesn't have an opinion on the project itself, but asked the City to be sure to keep in mind the management of wastewater.

Public Hearing for 1909-PUD-27 closed at 9:11 p.m.

Woodard asked that if in the original PUD there was a conflict with trail width.

Churchill responded that they had conformed to the UDO and any conflict was handled with staff to reduce the Right-of-way by 10 feet.

Hoover asked if this was similar to what took place by the Public Safety Building and Birdies.

Todd said yes, very similar; identical to the language in the previous Alpha Tau item.

Motion: Forward 1909-PUD-27 to City Council with a favorable recommendation.

Motion: Schmitz: Woodard. Motion passed. Vote: 7-0.

1909-PUD-26
[PUBLIC HEARING]

Wrights Property Group at Grand Park PUD

200 W. 186th Street

Wrights Property Group by Hamilton Designs, LLC requests a change of zoning for approximately 4 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District to accommodate a Commercial Recreational Facility. She said the petitioner held a neighborhood meeting and that no one from the public attended. She said the Department has not received any public comments.

Eric Douthit, representing the petitioner, summarized this proposed project. He said the project would have an indoor multi-sport/athletic/fitness/health/exercise facility along with outdoor gymnastics and playground equipment. He said they have a cross parking agreement with Pacer Athletic Center which is adjacent to this proposed project.

Public Hearing for 1909-PUD-27 opened at 9:21 p.m.

Marla Ailor, 1602 East 203rd Street; said she feels this project would be perfect in Grand Park and that the idea of shared parking is great. She supports this petition.

Smith asked about the fabric material that is proposed.

Todd Wallace, petitioner responded that the material is of building material quality and not unusual materials.

Smith said he was concerned about material being used as a construction material in the facility.

Hoover said that he has some concerns about the use of EIFS at ground level. He feels EIFS is not particularly durable and that at ground level and up to 36 inches or so should be a material other than EIFS.

Public Hearing for 1909-PUD-27 closed at 9:23 p.m.

1909-PUD-25
[PUBLIC HEARING]

Cedarbrook Commons PUD

Northwest Corner of Spring Mill Road and 186th Street

Craigielea Enterprises, LLC by William Tres Development requests a change of zoning for approximately 16 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Cedarbrook Commons PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a change of zoning which would include agritourism use. The amendment proposes to repeal and replace the Springmill Trails PUD, in its entirety, applicable to the real estate, with a new PUD known as Cedarbrook Commons. A neighborhood meeting was held and two residents attended.

Jesse Pohlman, with Onpointe Land Matters on behalf of the petitioner, summarized this request. He said that the architecture would complement that which is in place on the southwest corner and that this project could be that of an agritourism use for ongoing farming.

Public Hearing for 1909-PUD-25 opened at 9:30 p.m.

No public comments.

Public Hearing for 1909-PUD-25 closed at 9:31 p.m.

No Commission comments.

1909-PUD-31
[PUBLIC HEARING]

Atwater PUD

North of the intersection of Casey Road and 193rd Street

Olthof Homes, LLC by Nelson & Frankenberger requests a change of zoning for approximately 100 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Atwater PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, summarized this project which falls into the New Suburban designation with in the Comprehensive Plan. He stated that a portion of the project fall into the Rural Northwest designation and that area will feature larger lot sizes. He said the project will have 25% greenspace and a 2-mile trail network that also will connect to the Little Eagle Creek Trail. The proposed development would offer 186 single family detached homes as well as 94 for-sale duplex homes. He stated that access within the development takes into consideration possible future connectivity. He said the petitioner held a neighborhood meeting with about 30 attendees where many items were discussed and questions were answered.

Public Hearing for 1909-PUD-31 opened at 9:41 p.m.

Mic Mead, Oak Road; stated he sincerely hopes that Westfield will not become a homogenous city of white front-facing garage doors.

Dee Burke, 18169 Knobstone Way; said she thinks the project is fine and supports the product quality of Olthof Homes. She said her concern, given the number of developments north of State Road 32, is with the impact on the roadways and shoulders. She said she wonders what the plans are to accommodate increased traffic.

Marla Ailor, 1602 East 203rd Street; expressed concerns about the number of PUDs being approved. She said that the residents' comments are not being considered when it comes to input on these PUDs. She said that there is a need for lower density, for less impact on the schools and roadways and a need for more greenspace.

Linda Nass, 1122 East 161st Street; spoke about her concerns with the number of high-density projects. She said each high-density development encourages more high density, which in turn compromises the rural setting that people desire in the northwest quadrant.

Public Hearing for 1909-PUD-31 closed at 9:48 p.m.

Petitioner's responses:

- Garage doors will match the predominant color of the house sidings which will add variety to the visual of the neighborhood.
- In regard to the Comprehensive Plan, this project as well as Osborne Trails, follow the Plan.
- The density in Atwater is less than that in Osborne Trails.
- In the effort to mitigate any surprises to the existing residents, many questions were addressed at the neighborhood meeting.
- The petitioner is happy to address any additional concerns that the neighbors may have.

Smith asked about price range

Petitioner responded that duplexes would be in the low 200K range with other products in the upper 200-300K range.

Woodard asked about the impact on the schools.

Willis added that, although the schools are currently crowded, the school population is a result of years of development. He stated that the Westfield Washington Schools had a thorough demographic study conducted that helped school system plan for a population of 65K; currently Westfield is at a population of 38-39K.

Willis asked about the type of material shown in the amenity exhibits.

Petitioner responded that the materials used would be of that same quality, just perhaps a different stone or color and that this would be written into the text.

Willis also suggested substantial buffering for the Rural Northwest area.

1909-ODP-15

1909-SPP-15

[PUBLIC HEARING]

Lancaster

West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Lancaster Developer, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 300 Lots on approximately 45 acres +/- in the Lancaster PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, summarized this project indicating it is a primary plat.

Public Hearing for 1909-DDP-15 & 1909-SPP-15 opened at 10:00 p.m.

No public comments.

Public Hearing for 1909-DDP-15 & 1909-SPP-15 closed at 10:01 p.m.

1909-ZOA-02

[PUBLIC HEARING]

Unified Development Ordinance Amendment (Fall 2019)

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for approval of this ordinance amendment which addresses:

1. Triplex and Quadraplex Standards in the MF1 District
2. Side Setbacks in the GO District
3. Perimeter Landscaping for Shared Parking Areas
4. Subdivision Block Parties
5. Site Compliance for Temporary Uses and Events
6. Encumbered Land as Open Space
7. Major Subdivision Definition

Public Hearing for 1909-ZOA-02 opened at 10:05 p.m.

Linda Nass, 1122 East 161st Street; asked for explanation of how items are numbered.

Public Hearing for 1909-ZOA-02 closed at 10:07 p.m.

Woodard asked for definition on the open space item.

Howard explained the details of the encumbered land as open space.

ITEMS CONTINUED TO A FUTURE MEETING

1908-ODP-13

1908-SPP-13

Spring Mill Station SWC Apartments

Southwest Corner of 161st Street and Spring Mill Road

CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1908-PUD-20

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1909-PUD-29

Poplar Street Townhomes PUD

West side of Poplar Street, between Jersey Street and Park Street

Estridge Homes by 11th Street Development requests a change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Graham; Second: Willis. Motion passed. Vote: 7-0.

Meeting adjourned at 10:11 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary